

Available For Lease

# 3220-3232

PENN AVENUE

STRIP DISTRICT | PITTSBURGH



FLEX-INDUSTRIAL SPACE | UP TO 7,665 SF

**HOWARD WEST**

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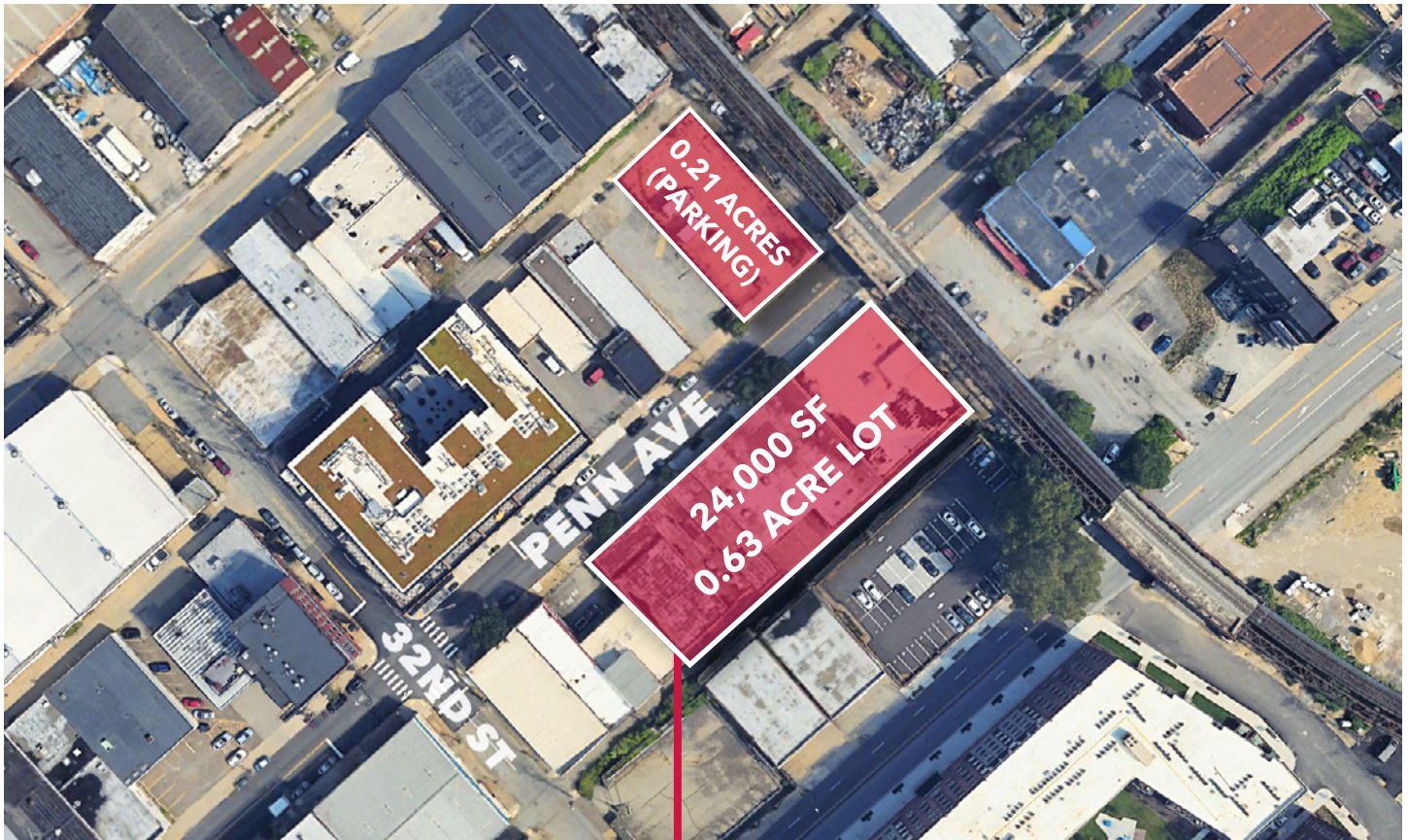
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## AERIAL VIEW



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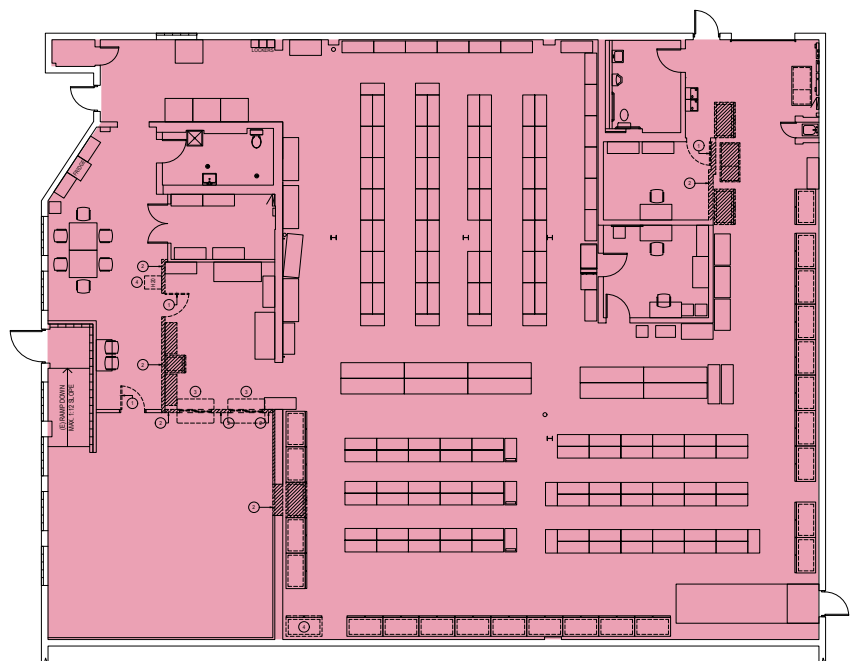
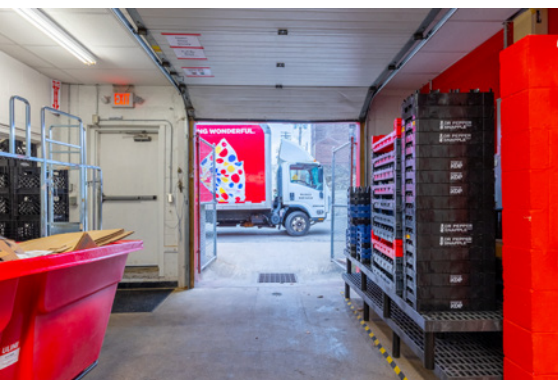
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## AVAILABLE SPACE: 3232 PENN AVE

|                |                               |
|----------------|-------------------------------|
| Availability   | 7,435 SF flex space for lease |
| Current Tenant | Vacant                        |
| Occupancy      | Immediately                   |
| Clear Heights  | 12'-14'                       |
| Loading        | (1) 7' x 15' drive-in door    |



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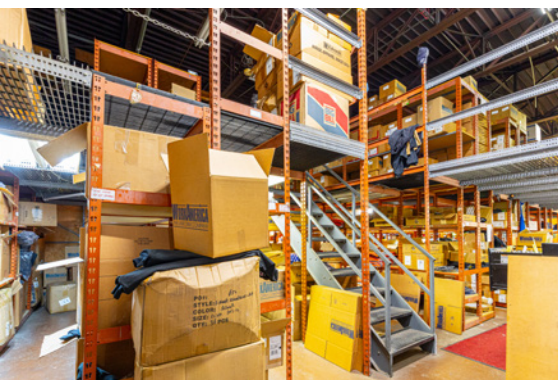
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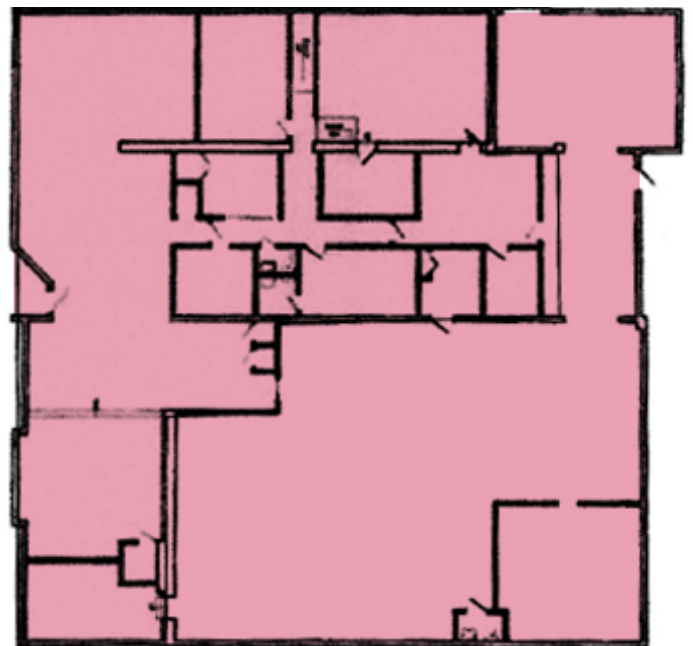


## AVAILABLE SPACE: 3220 PENN AVE

|                |                               |
|----------------|-------------------------------|
| Availability   | 7,665 SF flex space for lease |
| Current Tenant | Work America                  |
| Occupancy      | October 2026                  |
| Clear Heights  | 12'-14'                       |
| Loading        | (1) 7' x 15' drive-in door    |



PENN AVENUE



## STRIP DISTRICT AMENITIES: DINING



- |                                |                                      |                          |                              |
|--------------------------------|--------------------------------------|--------------------------|------------------------------|
| 1. Jimmy John's                | 8. Bella Notte                       | 15. The BeerHive         | 22. Mullaney's Harp & Fiddle |
| 2. Eleven                      | 9. Kaya                              | 16. Pho Van Pittsburgh   | 23. DiAnoia's Eatery         |
| 3. Balvanera                   | 10. De Fer Coffee & Tea              | 17. Penn Avenue Fish Co. | 24. Cinderlands              |
| 4. The Strip District Terminal | 11. DeLuca's Diner                   | 18. Bar Marco            | 25. Preeti's Pitt            |
| 5. Andy's Sushi Bar            | 12. PaPa J's                         | 19. Coop De Ville        | 26. Smallman Street Deli     |
| 6. Primanti Bros.              | 13. Pamela's Diner                   | 20. Sea Monkey           | 27. Salem Market & Grill     |
| 7. Roland's Seafood Grill      | 14. Luke Wholey's Wild Alaska Grille | 21. Kelly O's Diner      | 28. Senti Restaurant         |

## STRIP DISTRICT AMENITIES: RECREATION/OTHER RETAIL



- |                                        |                                 |                              |                                    |
|----------------------------------------|---------------------------------|------------------------------|------------------------------------|
| 1. David L. Lawrence Convention Center | 9. Puttshack                    | 18. WFH Oriental Market      | 27. Bob's Market and Greenhouses   |
| 2. Senator John Heinz History Center   | 10. Mancini's Bread Co.         | 19. Sola Salon Studios       | 28. Many More Marketplace          |
| 3. Puttery                             | 11. Walk Run Lift Studio        | 20. Wigle Whiskey Distillery | 29. The Original Pittsburgh Winery |
| 4. Allegheny River Trail               | 12. The Strip District Terminal | 21. Pittsburgh Opera         | 30. Intrepidus Fitness             |
| 5. August Wilson House                 | 13. Pennsylvania Macaroni Co.   | 22. Hair by Design           | 31. West Penn Park                 |
| 6. F45 Training                        | 14. Pittsburgh Popcorn Co.      | 23. Pittsburgh Party Pedaler | 32. Pittsburgh Ballet Theatre      |
| 7. OnPar Now                           | 15. Grandpa Joe's Candy Shop    | 24. MADabolic                | 33. 31st Street Studios            |
| 8. Sandbox VR                          | 16. Yinzers in the Burgh        | 25. Stout PGH                | 34. The Clemente Museum            |
|                                        | 17. Leaf & Bean                 | 26. The Dog Stop             |                                    |

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ESTRIP DISTRICT | PITTSBURGH

**KEY DRIVING DISTANCES**

PA-28 0.7 Miles

DOWNTOWN CBD 2.0 Miles

I-279 &amp; I-579 2.2 Miles

I-376 3.4 Miles

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